

**PLANNING COMMISSION RESOLUTION 2007-040
CONDITIONS OF APPROVAL - ADOPTED
SITE DEVELOPMENT PERMIT 2007-893
TALLY RANCH / MARK LADEDA
SEPTEMBER 25, 2007**

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

This Site Development Permit shall expire two years after Planning Commission approval, unless recorded or granted a time extension pursuant to the requirements of La Quinta Municipal Code Section 9.200.080.

2. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary applicable clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit)
- Planning Department
- Riverside Co. Environmental Health Department
- Coachella Valley Unified School District
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- SunLine Transit Agency
- SCAQMD Coachella Valley

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

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3. A project-specific NPDES construction permit must be obtained by the applicant; and who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI"), prior to the issuance of a grading or site construction permit by the City.
4. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457, the State Water Resources Control Board's Order No. 99-08-DWQ and conditions of Specific Plan 2003-066 and Site Development Plan 2004-807.
 - A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").
 - i. The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.
 - B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
 - C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
 - D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.

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- a) All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
 - b) The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.
- 5. Approval of this Site Development Permit shall not be construed as approval for any horizontal dimensions implied by any site plans or exhibits unless specifically identified in the following conditions of approval.

PROPERTY RIGHTS

- 6. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.
- 7. As easement to the Site Development Permit is over the abutting properties to the east, APN 767-580-015 and 767-580-014 that access a public street, the applicant shall make a good faith effort with the property owner of APN 767-580-014 for the property owner of APN 767-580-014 to offer for dedication of all public street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
- 8. The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Monroe Street (Primary Arterial, Option A, 110' ROW) – The standard 55 from the centerline of Monroe Street for a total 110-foot ultimate developed right of way.
- 9. The applicant shall retain for private use all private street rights-of-way in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
- 10. The private street rights-of-way to be retained for private use required for this development include:

A. PRIVATE ACCESS DRIVE OVER EXISTING EASEMENT (APN 767-580-014)

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Access to the Site Development Permit site shall be via the existing access drive unless improvements are required by the Public Works Department and/or the Riverside County Fire Department. At a minimum, the access drive including clearance at any proposed gated entry shall be 20 feet or as approved by the Fire Department.

B. ON-SITE DRIVEWAY AND VEHICULAR APRON AREAS

At a minimum, the access drive including clearance at any proposed gated entry shall be 20 feet or as approved by the Fire Department. Proposed pavement sections shall be adequate to support Fire Department Vehicles as approved by the City Engineer/and or the Fire Department.

The applicant shall provide a minimum of 35 feet of driveway/apron area widening to accommodate turnaround, unloading and loading of horse transport vehicles as required by the City Engineer.

11. Direct vehicular access to Monroe Street is restricted to the existing 30-foot easement recorded November 28, 1972 by Instrument No. 157027 or as otherwise conditioned in these conditions of approval.
12. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.

STREET AND TRAFFIC IMPROVEMENTS

13. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development), LQMC for public streets.
14. The applicant shall construct the following street improvements to conform with the General Plan street type noted in parentheses.

A. OFF-SITE STREETS

- 1) Monroe Street (Primary Arterial – Option A; 110' R/W):
 - a) Widen the west side of the street along the entire boundary of APN 767-580-014 to complete widening on Monroe Street from existing improvements of Tract 26769 to the north to future improvements of Tentative Tract Map No. 32742 to the north containing the existing access easement to the Site Development Permit to its ultimate width on the west side as specified in the

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General Plan and the requirements of these conditions. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county-road design standard to La Quinta's urban arterial design standard. The west curb face shall be located forty three feet (43') west of the centerline.

Other required improvements in the Monroe Street right of way and/or adjacent landscape setback area include:

- b) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- c) The applicant shall bond or pay cash to the City of La Quinta for a half width of an 18 - foot wide raised landscaped median along the entire boundary of APN 767-580-014 containing the existing access easement to the Site Development Permit.
- d) A 10-foot wide Multi-Purpose Trail. The applicant shall construct a multi-use trail per La Quinta Standard 260 along the entire boundary of APN 767-580-014 containing the existing access easement to the Site Development Permit. Multi-Purpose Trail boundaries shall be delineated by a 4-inch wide concrete border between the trail and adjacent landscaping. The location and design of the trail shall be approved by the City. A split rail fence shall be constructed along the roadway side of the multi-purpose trail in accordance with Section 9.140.060 (Item E, 3a) of the Zoning Ordinance. At grade intersection crossings shall be of a medium and design and location as approved by the Engineering Department on the street improvement plan submittal.

A maintenance easement dedication in favor of the City shall be offered for Multi-Purpose Trails. Auxiliary Multi-Purpose Trails, beyond those required by General Plan and related Equestrian Overlay, will be maintained by the Developer or HOA as applicable and not offered for maintenance dedication. However, pursuant to this requirement, the Developer or HOA shall enter into an agreement with the City for the perpetual maintenance of the Auxiliary Multi-Purpose Trail.

The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and

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sidewalks).

B. PRIVATE ACCESS DRIVE OVER EXISTING EASEMENT

Access to the Site Development Permit site shall be via the 30-foot easement and existing access drive unless improvements are required by the Public Works Department and/or the Riverside County Fire Department. At a minimum, the access drive including clearance at any proposed gated entry shall be 20 feet.

C. ON-SITE DRIVEWAY AND VEHICULAR APRON AREAS

The typical street section shall be as shown on the site plan and to be a minimum 20 feet right-of-way except for areas where parking stalls are provided. The applicant may be required to provide additional right-of-way to accommodate turnaround, unloading and loading of horse transport vehicles as required by the City Engineer.

Curve radii for curbs at all private street intersections and the Monroe Street entrance shall not be less than 55 feet to accommodate larger tractor trailers. Truck turning routes shall confirm absence of conflict with the opposing traffic lane.

If the owner of Parcel 767-580-014 does not dedicate the rights-of-way indicated in Condition 7, Condition 14A shall no longer be required.

15. All gated entries shall provide for a one trailer truck minimum stacking capacity for inbound traffic to be a minimum length of 70 feet from call box to the street; and shall provide for a full turn-around outlet for non-accepted vehicles.

Where a gated entry is proposed, the applicant shall submit a detailed exhibit at a scale of 1" = 10', demonstrating that those passenger vehicles that do not gain entry into the development can safely make a full turn-around (minimum radius to be 24 feet) out onto the main street from the gated entry. Pursuant to said condition, there shall be a minimum of twenty feet width provided at the turn-around opening provided.

Two lanes of traffic shall be provided on the entry side of each gated entry, one lane shall be dedicated for residents and one lane for visitors. The two travel lanes shall be a minimum of 20 feet of total paved roadway surface or as approved by the Fire Department.

Entry drives, main interior circulation routes, standard knuckles, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved

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construction plans, may require additional street widths as may be determined by the City Engineer.

16. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Primary Arterial	4.5" a.c./6.0" c.a.b.
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or the approved equivalents of alternate materials.

17. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

A. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks.

18. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.

19. General access points and turning movements of traffic are limited to the following:

Primary Entry (Monroe Street): Right turn movements in and out are permitted. Left turn movements in and out are prohibited. All access to Monroe Street from APN 767-580-014 is prohibited except via this Site Development Permit access.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

20. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.

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21. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

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|----|---|---------------------------------------|
| A. | On-Site Precise Grading Plan* | 1" = 20' Horizontal |
| B. | PM10 Plan | 1" = 40' Horizontal |
| C. | SWPPP | 1" = 40' Horizontal |
| D. | Off-Site Street Improvement/Signing and Striping/Median/Multi-Purpose Trail Plans | 1" = 40' Horizontal, 1" = 4' Vertical |

NOTE: A through D to be submitted concurrently.

* To include improvements over APN 767-580-015 and 767-580-014.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

"Precise Grading" plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and ADA requirements, retaining and perimeter walls, etc. ADA accessibility to public streets, adjacent buildings and existing handicap parking shall be shown on the Precise Grading Plans at a scale to be determined by the Public Works Department.

22. The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the Online Engineering Library at the City website (www.la-quinta.org). Navigate to the Public Works Department home page and look for the Standard Drawing hyperlink.

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23. The applicant shall furnish a complete set of the mylars of all approved improvement plans on a storage media acceptable to the City Engineer.
24. At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the mylars in order to reflect the as-built conditions.

IMPROVEMENT SECURITY AGREEMENTS

25. Should the applicant fail to construct the improvements for the development, or fail to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of building permits, and/or final building inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.
26. Depending on the timing of this Site Development Permit, and the status of the off-site improvements at the time, the applicant may be required to:
 - A. Construct certain off-site improvements.
 - B. Construct additional off-site improvements, subject to the reimbursement of its costs by others.
 - C. Reimburse others for those improvements previously constructed that are considered to be an obligation of this tentative tract map.
 - D. Secure the costs for future improvements that are to be made by others.
 - E. To agree to any combination of these means, as the City may require.

Off-Site Improvements should be completed on a first priority basis. The applicant shall complete Off-Site Improvements in the first phase of construction.

GRADING

27. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
28. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
29. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer or architect,

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- B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
- C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
- D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

- 30. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.
- 31. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six (6) of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
- 32. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus three tenths of a foot from the elevations shown on the Preliminary Grading Plan submitted with this Site Development Permit, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
- 33. Prior to the issuance of a building permit for any building lot, the applicant shall provide a pad elevation and geotechnical certification stamped and signed by a qualified engineer or surveyor, as applicable.

DRAINAGE

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34. The applicant shall comply with the provisions of LQMC Section 13.24.120 (Drainage), Retention Basin Design Criteria, Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off. Retention basin freeboard shall be 1 foot or alternatively, the freeboard calculated from 25% of the total retention basin volume for the pasture areas.
35. Nuisance water shall be retained on site. Nuisance water shall be disposed of per approved methods contained in Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems and Engineering Bulletin No. 06-015 - Underground Retention Basin Design Requirements.
36. In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.
37. No fence or wall shall be constructed around any retention basin unless approved by the Planning Director and the City Engineer.
38. For on-site above ground common retention basins, retention depth shall be according to Engineering Bulletin No. 06-16 – Hydrology Report with Preliminary Hydraulic Report Criteria for Storm Drain Systems. Side slopes shall not exceed 3:1 and shall be planted with maintenance free ground cover. Additionally, retention basin widths shall be not less than 20 feet at the bottom of the basin.
39. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.

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40. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route. The applicant shall exhaust excess storm flow to Brown Deer Park and gain permission for said discharge from the Gregg Norman Course development to the south.
41. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

UTILITIES

42. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
43. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
44. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground. Service lines required for this development shall be underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

45. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

CONSTRUCTION

46. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs.

LANDSCAPING

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47. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
48. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
49. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
50. The applicant shall submit the landscape plans for approval to plan checking by the Planning Department. When plan checking has been completed by the Planning Department and the Public Works Department, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the Planning Director and the City Engineer.

NOTE: Plans are not approved for construction until signed by both the Planning Director and the City Engineer.

51. Landscape areas shall have permanent irrigation improvements meeting the requirements of the Planning Director and the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 24 inches of curbs along public streets.
52. The applicant or his agent has the responsibility for proper sight distance requirements in the design and/or installation of all landscaping and appurtenances abutting and within the private and public street right-of-way to conform with the latest edition of the AASHTO Geometric Design of Highways and Streets.
53. The applicant shall bond for half of the median landscape improvements until the completion of the full landscaped median width at which time the developer or successor shall pay it's pro rata share of said improvements.

QUALITY ASSURANCE

54. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
55. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
56. The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be

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required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.

57. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

MAINTENANCE

58. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
59. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

60. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
61. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

FIRE MARSHALL

62. Final conditions will be addressed when complete building plans are reviewed. Prior to issuance of a building permit, applicant shall review building plans with the Fire Department. All questions regarding the Fire Department should be directed to the Fire and Safety specialist at (760) 863-8886.
63. The driveway design (Width, materials, etc.) shall meet all requirements as conditioned by the Fire Department prior to issuance of building permits.

PLANNING DEPARTMENT

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64. The stable is permitted for private use only, and is prohibited from use as a commercial facility. Horse shows, competitions, rodeos, auctions, or other similar special events shall be prohibited.
65. Outdoor loudspeakers and public announcement systems shall be prohibited from installation and use.
66. Provisions shall be made for the continuous and perpetual maintenance of all private on-site improvements, including automated insect control systems, dust control systems, landscaping, and access drives.
67. An automated *Fly-Guy* brand or similar fly/insect control spray system shall be installed and maintained in all horse stalls, aisles, and work areas.
68. The applicants shall initiate and maintain procedures for routine dust control. All driving surfaces shall consist of a dustless or dust-resistant gravel material and shall be watered regularly. Non-grass areas, such as arenas, trails, pens, and walkers, shall be watered frequently for dust-control purposes. Watering of non-grass areas shall be conducted more frequently should wind conditions necessitate.
69. Should odor control be deemed necessary by the City along other property boundaries, the applicant shall be responsible for the installation and maintenance of additional odor control measures.
70. Manure shall be removed from the site by a licensed waste hauler no less than once per day. Containers used for manure storage shall be enclosed or covered when being removed from the building and site. Placement of manure storage equipment shall comply with La Quinta Municipal Code Section 9.140.060, and shall not be located closer than fifty (50) feet from any property line.
71. The applicant shall be responsible for the sanitary operations of the facility including but not limited to daily cleaning of the stalls, regular cleaning and deodorizing of the stable, regular maintenance of odor and pest control systems, and regular manure removal from the site.
72. Exterior lighting shall comply with Section 9.100.150 (Outdoor Lighting) of the La Quinta Municipal Code.